

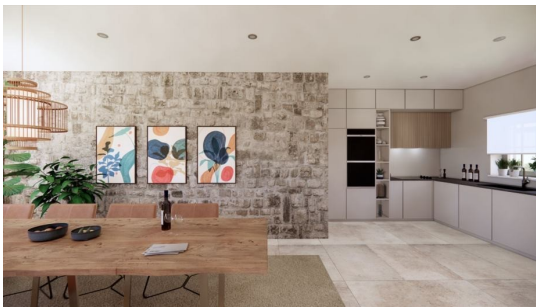
## ISTRIA ADRIA

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<b>Code :</b>	12332
<b>Location :</b>	Grožnjan
<b>Lot size :</b>	1005 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Energy efficiency :</b>	Not specified

**Price :** 91.500 €

We are selling land in a quiet location not far from Grožnjan.

An attractive plot of land with a total area of 1005 m<sup>2</sup> is for sale, of which 486 m<sup>2</sup> is designated for construction, and 519 m<sup>2</sup> is agricultural land.

The land comes with complete documentation for the construction of a villa with a swimming pool, and a building permit has been obtained for the project. This is the last construction plot on the street, which further ensures privacy and exclusivity.

Situated on an elevated location above a dense forest, the land offers an unobstructed panoramic view of the Adriatic Sea and is surrounded by nature, guaranteeing peace and complete enjoyment of the surroundings.

The project envisions the construction of a luxury villa with an infinity pool, a landscaped garden, and a westward orientation, perfect for enjoying sunsets.

The land has a slope.

This property represents an exceptional opportunity for building a luxury villa in a unique location.

For more information and to arrange a viewing, please feel free to contact us.

For additional information, please